

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

301/330 MANNINGHAM ROAD DONCASTER VIC 3108

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$567,300

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

Other

Suburb

Doncaster

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

906/91-93 TRAM ROAD DONCASTER VIC 3108	\$621,160	13-Nov-24
413/65 STABLES CIRCUIT DONCASTER VIC 3108	\$660,000	26-Jun-24
10/33 QUEENS AVENUE DONCASTER VIC 3108	\$598,000	02-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 November 2024



**906/91-93 TRAM ROAD
DONCASTER VIC 3108**

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Sold Price ^{RS} **\$621,160** Sold Date **13-Nov-24**

Distance **1.62km**



**413/65 STABLES CIRCUIT
DONCASTER VIC 3108**

2 2 -

Sold Price **\$660,000** Sold Date **26-Jun-24**

Distance **1.24km**



**10/33 QUEENS AVENUE
DONCASTER VIC 3108**

2 2 1

Sold Price ^{RS} **\$598,000** Sold Date **02-Nov-24**

Distance **2.08km**

RS = Recent sale **UN** = Undisclosed Sale

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